MAP CHANGE PROPOSAL

3033 AVENUE V - BROOKLYN, NY 11229

Requesting existing R4 zone to amend to R7D mixed use development



Photo 2021: Existing condition at Avenue V

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3033 Avenue V
Brooklyn, NY 11235

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Title Sheet

T001.00 — of — 30

Revision A

Issue

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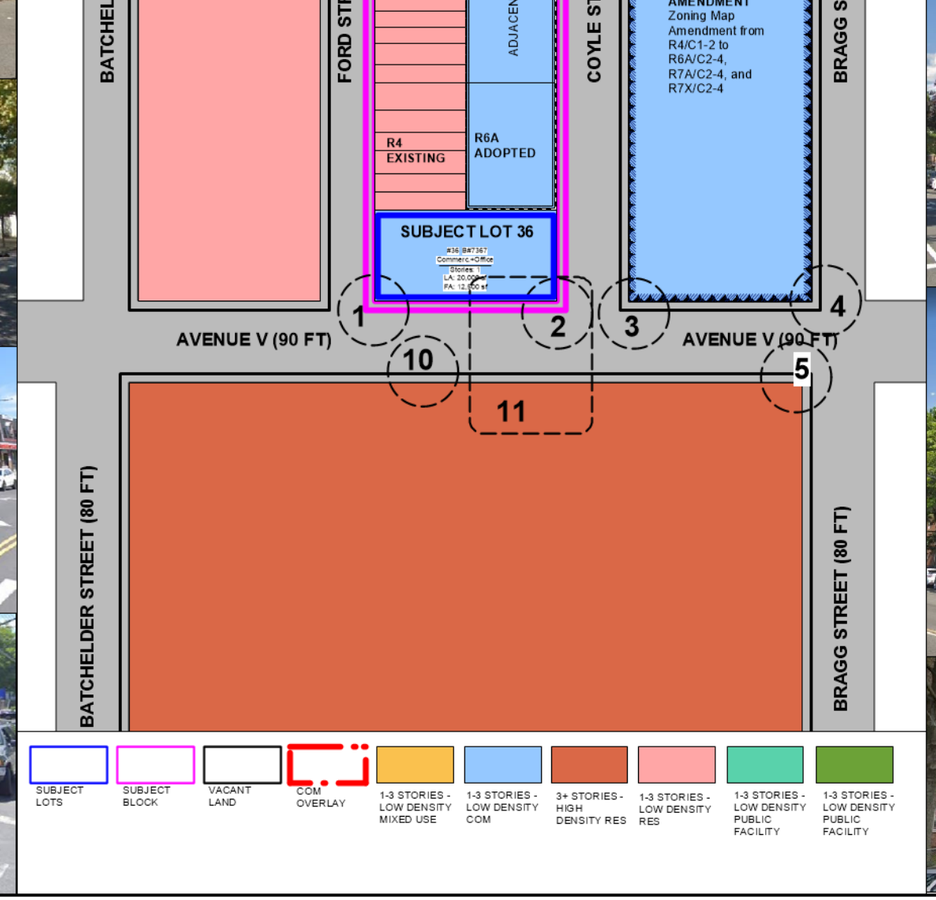





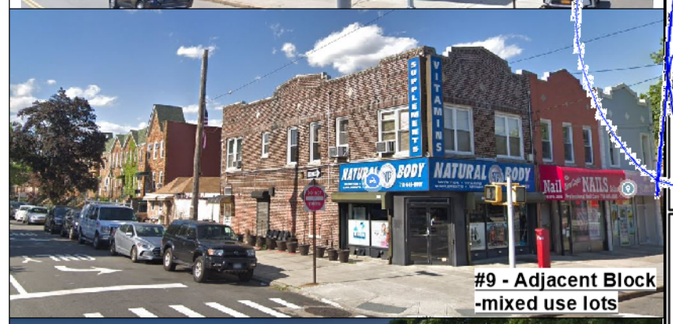





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Block Analysis

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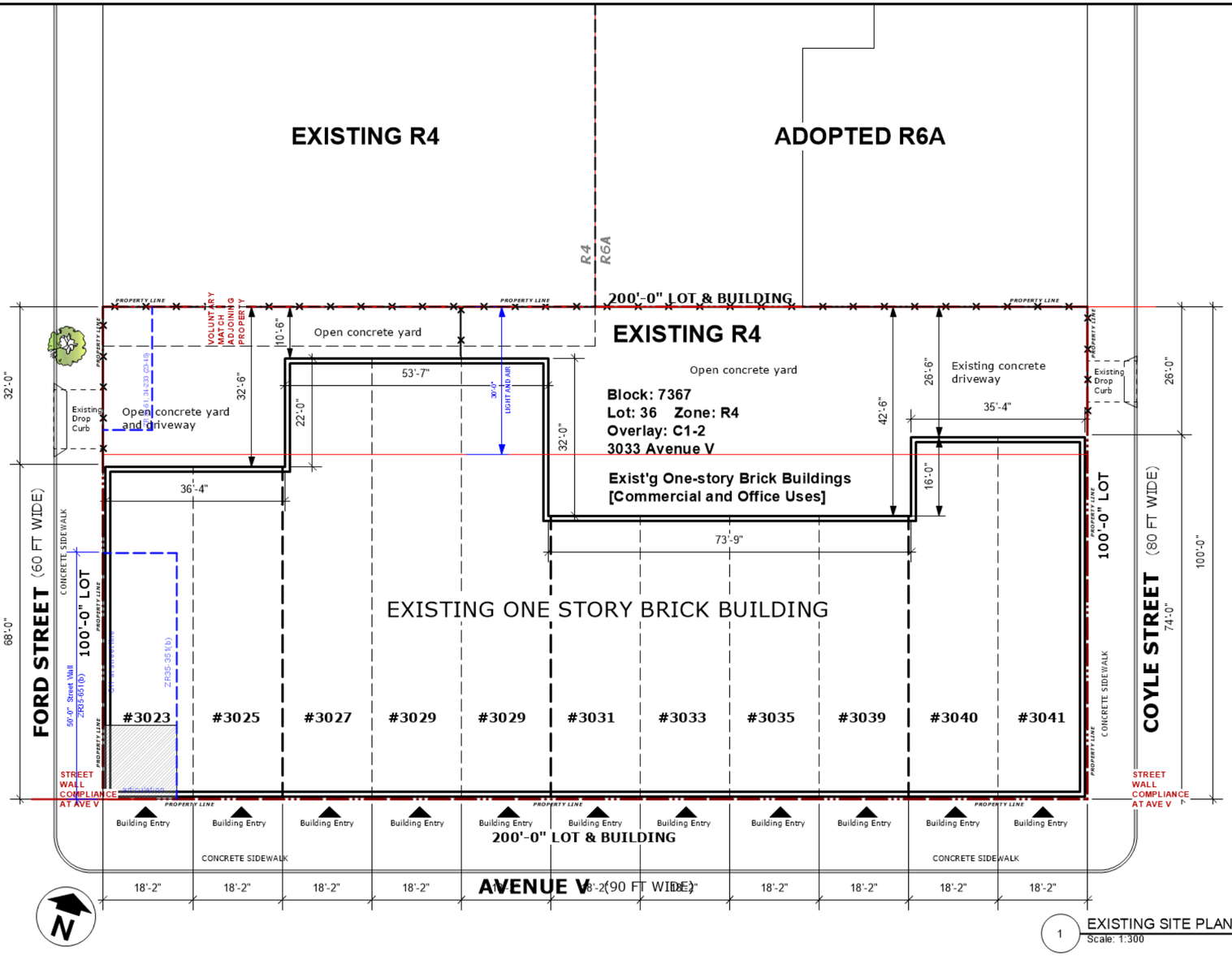


1 EXISTING SITE PLAN
Scale: 1:300

ZONING ANALYSIS: R4 with C1-2 Overlay

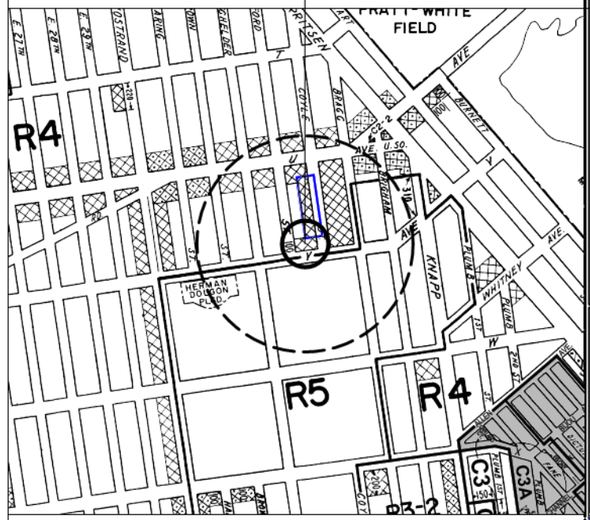
PURSUANT TO EXISTING CONDITIONS (11 RETAIL STORES PER C.O. 1950)

LOT NUMBER		#36 - COMMERCIAL	ZONING REF.
LOT AREA		TOTAL = 20,000 SF (100X200)	
FLOOR AREA		TOTAL = 12,500 SF (approx.)	
FLOOR AREA RATIO		0.63 FAR < 1.00 max	ZR33-121
USE GROUPS		UG 6 (Retail stores, Service)	ZR32-15
LOT COVERAGE		70%	
OPEN SPACE		30%	
EXISTING & REQUIRED YARDS	FRONT YARD	none	
	SIDE YARDS	none	ZR33-25
	REAR YARD	none - corner lot w/in 100ft	ZR33-26, 33-283, 33-301

STREET WALL LOCATION	at street line	ZR33-431
BUILDING HEIGHT	12'-6" FT (from curb)	ZR33-432
ACCESSORY OFF-STREET PARKING SPACES	VIF	ZR36-21
STREET TREES	(1) < 16 min. (1) per 25 LF	ZR33-03

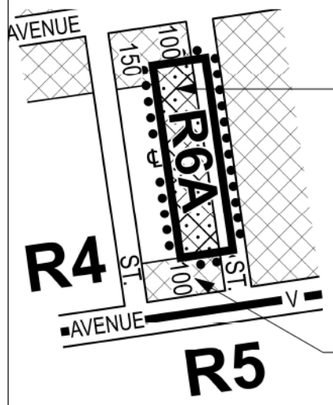
ZONING MAP

SITE LOCATION



C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
29a
BOROUGH OF
BROOKLYN

LOT #36 PROPOSED ZONING MAP CHANGE UNDER CURRENT APPLICATION

NOTE:

Indicates Zoning District Boundary

The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-2 District from within an existing R4 District, by changing an existing R4 District to an R6A District, and by establishing a C2-4 District within the proposed R6A District.

Indicates a C1-2 District

Indicates a C2-4 District

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Existing Zoning Analysis

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ZONING ANALYSIS

GENERAL : 3033 AVENUE V, BROOKLYN NY

PURSUANT TO A RESIDENTIAL AND RETAIL DEVELOPMENT (MIXED-USE)

	HOUSE NUMBER	3033
	BLOCK	7367
	TAX LOT	36
	COMMUNITY DISTRICT	315
	LANDMARKS	N/A
	MAP NO.	29A
	REQUIRED "E" DESIGNATION	NONE
	ZONING LOT AREA	TOTAL ZONING LOT AREA = 20,000 SF

LEGEND

M.I.H. ---MANDATORY INCL. HOUSING
I.H. ------INCLUSIONARY HOUSING
Q.H. ----QUALITY HOUSING
AOR ----AS-OF-RIGHT
C.F. -----COMMUNITY FACILITY
N/A ------NOT APPLICABLE
Base FAR --- ZR23-154 (I.H.)

ZONING TEXT	**USE REGULATIONS**	**PROPOSED OPTION**
		Conclusion: 109 apts, 8 commercial tenants, parking for 109 res. cars
	ZONING DISTRICT	**R7D/ C2-4**
	LOT AREA	20,000 SF
22-00/ 32-00/ 32-15	PERMITTED USE GROUPS	1-4, 5-9,14
	PROPOSED USE GROUPS (INCLUSIONARY)	UG 2 (MULTIPLE DWELLING) UG 6 (RETAIL, OFFICES)
	*INCLUSIONARY HOUSING DESIGNATED AREA DESIGNATED AREA PER 23-933, APP. F	

	F.A.R. DISTRBUTION	**PERMITTED**	**PROPOSED**
23-154(b)IH/ 23-952(b)	RESIDENTIAL	base 4.20/ IH 5.60	**IH 4.92**
24-11(AOR)/ 33-121	COMMUNITY FACILITY	4.20	**0**
33-121	COMMERCIAL	2.00	**0.68**
24-16/ 35-31	TOTAL FOR ALL USES	5.60	**5.60**

MAXIMUM PERMITTED FLOOR AREA	**PERMITTED**
RESIDENTIAL	84,000/ 112,000 sf
COMMUNITY FACILITY	84,000 sf
COMMERCIAL	40,000 sf
TOTAL FOR ALL USES	112,000 sf

PROPOSED FLOOR AREA	**PROPOSED**
RESIDENTIAL	112,000SF > IH 98,350 sf
COMMUNITY FACILITY	(Interchangeable with commercial - TBD) 0 sf
COMMERCIAL	40,000SF >13,650 sf
TOTAL FOR ALL USES	**112,000 sf > 112,000 sf**

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Proposed Zoning pg.1

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	MAXIMUM PERMITTED LOT COVERAGE	***R7D / C2-4***	
23-142aor/23-153/24-11	CORNER LOT PORTIONS	RES. 100%	COMMER. 100%
23-142aor/23-153/24-11	INTERIOR & THROUGH LOT PORTIONS		Not applicable
24-12	**PROPOSED LOT COVERAGE**		
	CORNER LOT PORTIONS	Determined by yards and setbacks	
	INTERIOR & THROUGH LOT PORTIONS		
	DENSITY REGULATIONS		
23-22/ 23-24	MAXIMUM PERMITTED DWELLING UNITS PER ALLOWABLE FLOOR AREA	FACTOR 680 TOTAL RES F.A./ FACTOR	
	PROPOSED DWELLING UNITS	**Proposed = 109 units**	
23-22/ 23-24	MIN. SIZE OF DWELLING UNITS	300-325 sf FA	
MIH chart	M.I.H. OPTION 1: 25% OF RES. F.A. AFFORDABLE	109 apts. x 25% = 27 Affordable	
	REQUIRED YARDS	**RESIDENTIAL**	**COMMERCIAL**
33-20	FRONT YARDS	NONE	NONE
23-452/ 23-46/ 24-35b/ 33-25/ **23-51**	SIDE YARDS	if existing side ribbon, then 8 ft min	NONE
23-47,-532/ 24-36/ 33-26	REAR YARDS/ REAR YARD EQUIVALENTS	30ft unless Corn/Thru	20ft unless Corner
33-291/ 23-842 (court)/ 23-843 recess/23-861/23-87	**PROPOSED YARDS**		
	FRONT YARDS	**match adjcent 1 side**	**NONE**
	SIDE YARDS	**NONE**	**NONE**
	REAR YARDS/ REAR YARD EQUIVALENTS	**None required ZR23-542**	
23-693	**DISTRICT BOUNDARY SETBACK**	**Up to 55'HT within 25' from R4**	
	STREET TREES	**Up to 65'HT within 25' from R6A**	
23-03/ 23-41	STREET TREE REQUIREMENTS	1 per 25 ft of street frontage	
		total frontage: 400 lf / 25lf	
		total required = 16 trees	
		2 existing trees	
	PROPOSED STREET TREES	14 new trees to be planted on site	
		0 trees to be paid into dpr tree fund	
		total provided = 16 trees	
	HEIGHT AND SETBACK REGULATIONS STREET WALL for *INCLUSIONARY HOUSING*		
23-664/ 35-651/ 23-952IH/ **23-66A.1**	STREET WALL LOCATION	no closer to street line than adjoining buildings (corner lot - 1 street only)	
23-693	REQ'D HT. WITHIN 25FT OF R4/R6A DISTRICT	55FT (@R4)/ 65FT (@R6A)	
23-662/ 23-90	PERMITTED MINIMUM BASE HEIGHT	60 FT	
23-664/ 23-90	PERMITTED MAXIMUM BASE HEIGHT	95 FT	
	PROPOSED BASE HEIGHT	**85 FT**	
23-664 TBL.B,Tbl.2	PERMITTED MAXIMUM BUILDING HEIGHT	110 FT/ QGF 115 FT (11storiesmax)	

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R7D / C2-4

QGF/ 35-24	**PROPOSED MAXIMUM BUILDING HEIGHT**	**QGF 105 FT**
23-662.c	MINIMUM REQUIRED SETBACKS	10' WIDE ST, 15FT NAR. ST.
	PROPOSED REQUIRED SETBACKS	**10' WIDE ST, 15FT NAR. ST.**
23-664/ 24-381 (b)	MINIMUM REQUIRED REAR YARD SETBACK	24-381 (b)
	PROPOSED REAR YARD SETBACKS	**30 FT - RES for windows**
	QUALITY HOUSING REGULATIONS	
23-23	SIZE OF DWELLING UNITS	no less than 400 sf of floor area
		proposed smallest unit = 370sf (OK)
28-14	WINDOWS	double glazed windows to be provided
28-12	REQUIRED REFUSE STORAGE & DISPLOSAL	2.9 cf/ dwel. unit **[2.9 x 12 du= 34.8 cf]**
	PROPOSED REFUSE STORAGE & DISPOSAL	compactor rm in [cellar] [size] deducted from floor area
28-13	REQUIRED LAUNDRY FACILITIES	project is not excluding
		laundry room from floor area
	PROPOSED LAUNDRY FACILITIES (NOT REQ'D)	**individual w/d/ d.u within apartments**
28-20	REQUIRED RECREATION SPACE	3.3% OF RESIDENTIAL FLOOR AREA **98,350 sf x 3.3%= 3,246 SF**
	PROPOSED RECREATION SPACE	**INDOOR/OUTDOOR [FLOOR#] ROOF Outdoor 3,246 SF**
28-31	CORRIDOR DENSITY FLOOR AREA DEDUCTION	50% DISCOUNT IF 11 UNITS OR LESS
	PROPOSED DEDUCTION:	Up to 13 units/fl. Discount varies per floor
	MINIMUM REQUIRED ACCESSORY PARKING SPACES	
25-23 /25-025/ 25-251	RESIDENTIAL USES	50% OF D.U. FOR Q.H 15% OF LOW-INCOME D.U. OF I.H
23-31	COMMERCIAL USES	BASED ON USE (Existing 11 commercial stores per CO prior to 1961)
36-232	**TOTAL PROPOSED ACCESSORY PARKING**	COM. (UG6A,B,C): **66 (33 PRC-B1) + (33 PRC-D) spaces = waived (ZR36-232)**
	MINIMUM REQUIRED RES. PARKING	RES. - 50%x 109apts = 55 spaces 55apts x 15%IH = 8 + 55 = 63; **109 RES spaces provided > 63 min**
36-62	**MINIMUM REQUIRED LOADING BERTHS** COMMERCIAL USES	EXEMPT - PRE-EXIST'G COMMERC. USES PRIOR TO 1961
	MINIMUM REQUIRED BICYCLE PARKING	
25-811/36-711	RESIDENTIAL USES	1 PER 2 D.U.
36-711	COMMERCIAL USES	UG 6B=1/7,500 | UG 6A=1/10,000SF
	PROPOSED BICYCLE PARKING	**55 spaces min; 55 spaces provided**

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FRONT PERSPECTIVE AT AVENUE V

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AVE V.

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Perspective 3

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Perspective 4

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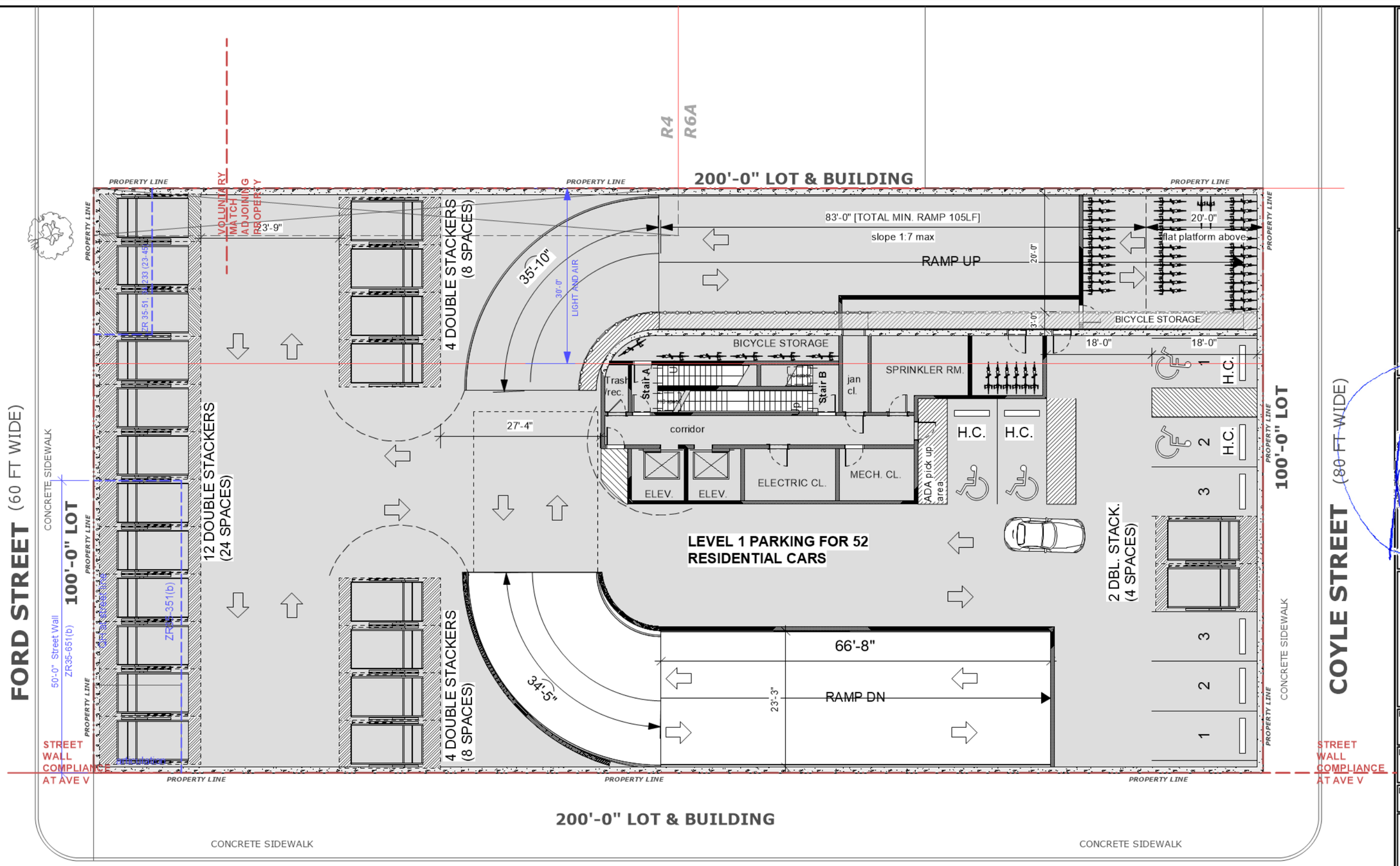

Total area: 20,000sf

NOTE: UNDERGROUND PARKING WITH DOUBLE-STACKER LIFTS - VALET ATTENDED

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Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. :	REV DATE:
----	9/21/17 12:50:44 PM
DRAWN BY: JOR	Checked BY: RJP

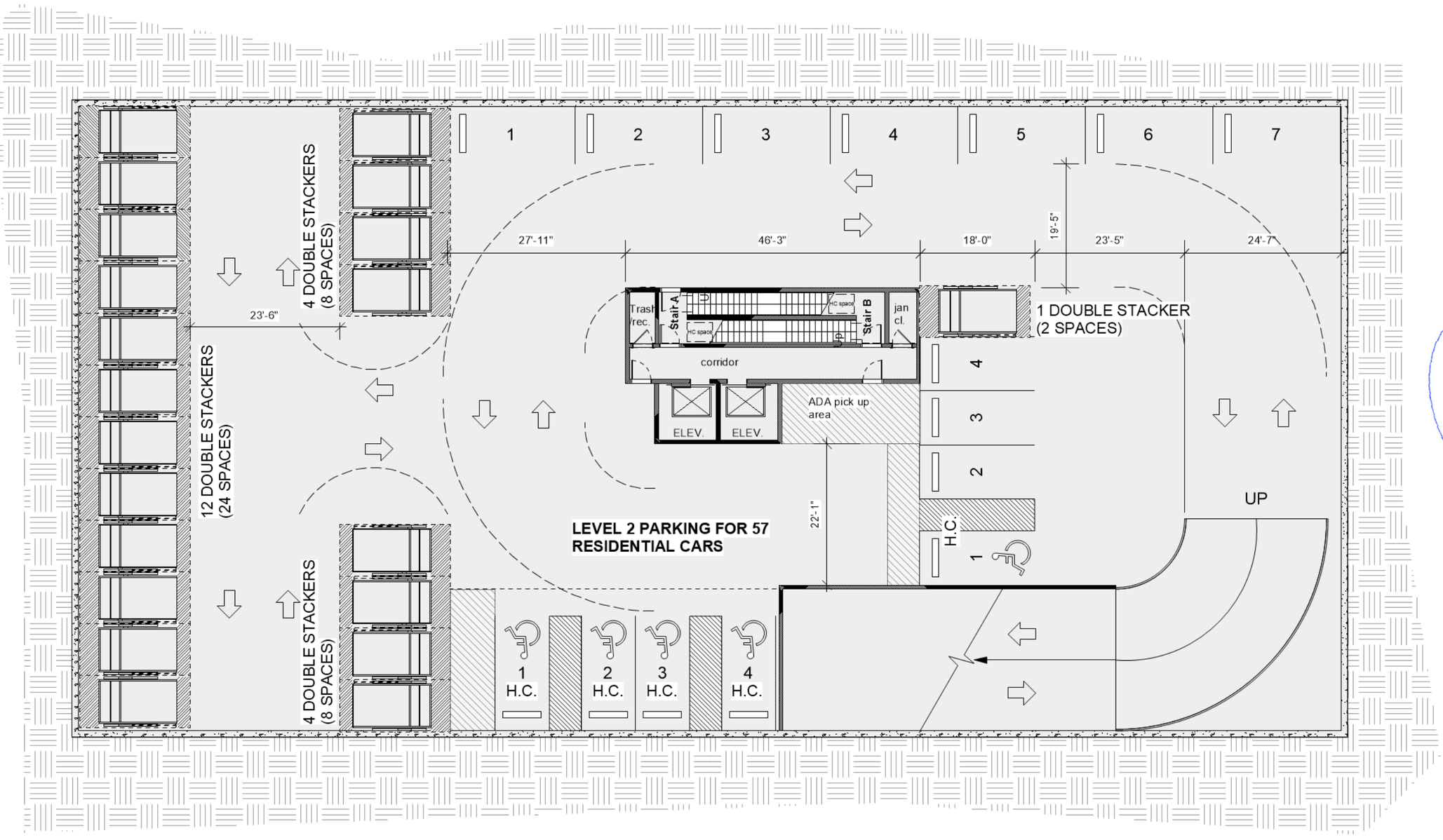
SHEET TITLE:

Cellar Floor Plan Proposed

A010.00 of 30

Revision
Issue

DOB Job Sticker



Total area: 20,000sf

NOTE: UNDERGROUND PARKING - LEVEL 2

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Brooklyn, NY 11235

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2021-13	11/01/2021
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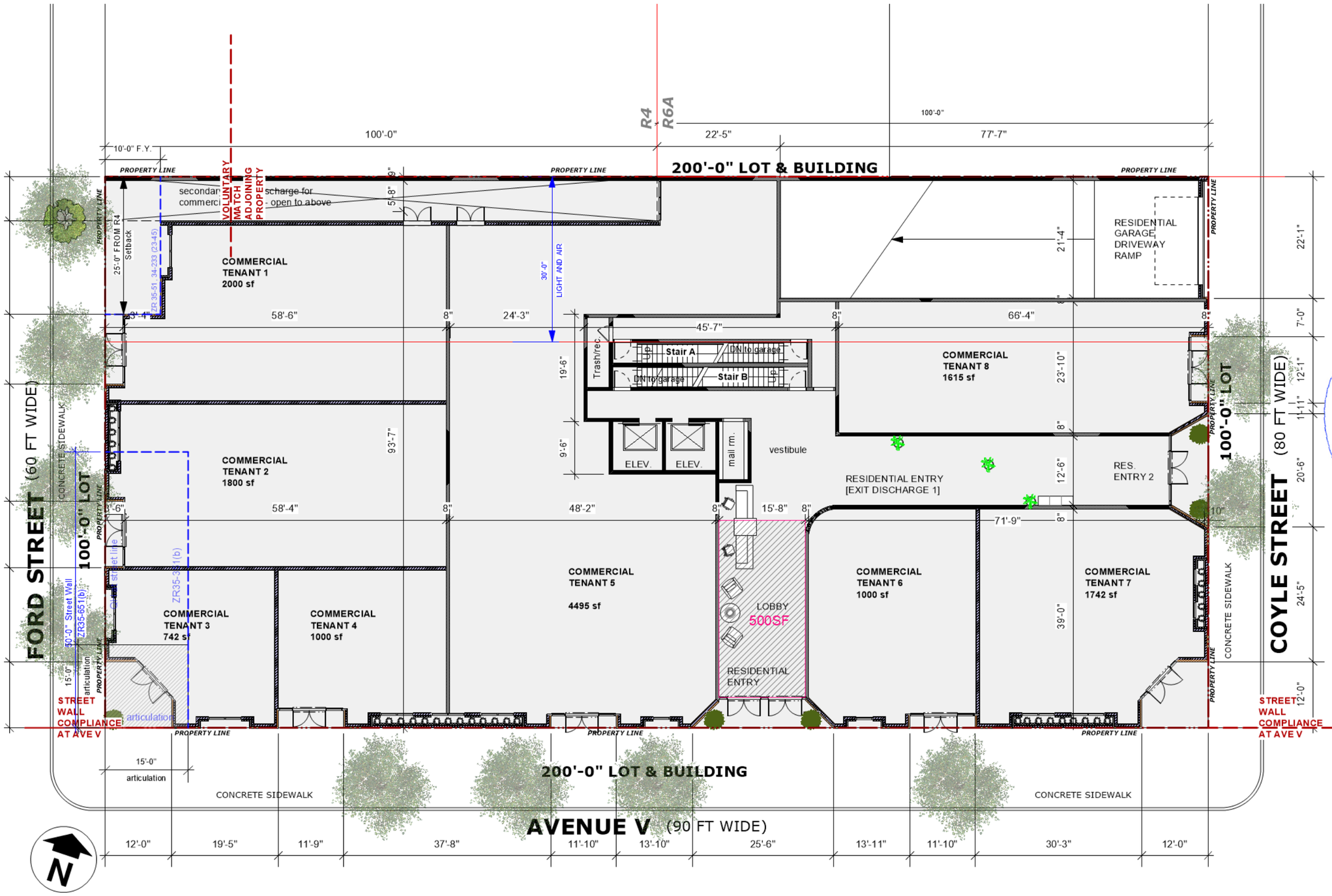
SHEET TITLE:

Cellar 2 Floor Plan Proposed

A010.01 — of — 30

Revision — Issue

DOB Job Sticker



Commercial Area: 13,650SF
Residential Area: 4,520SF - 500sf Lobby deduction = 4,020sf
Total area: 17,670sf

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SHEET TITLE:
1st Floor Plan Proposed

A011.00 of 30

Revision
Issue

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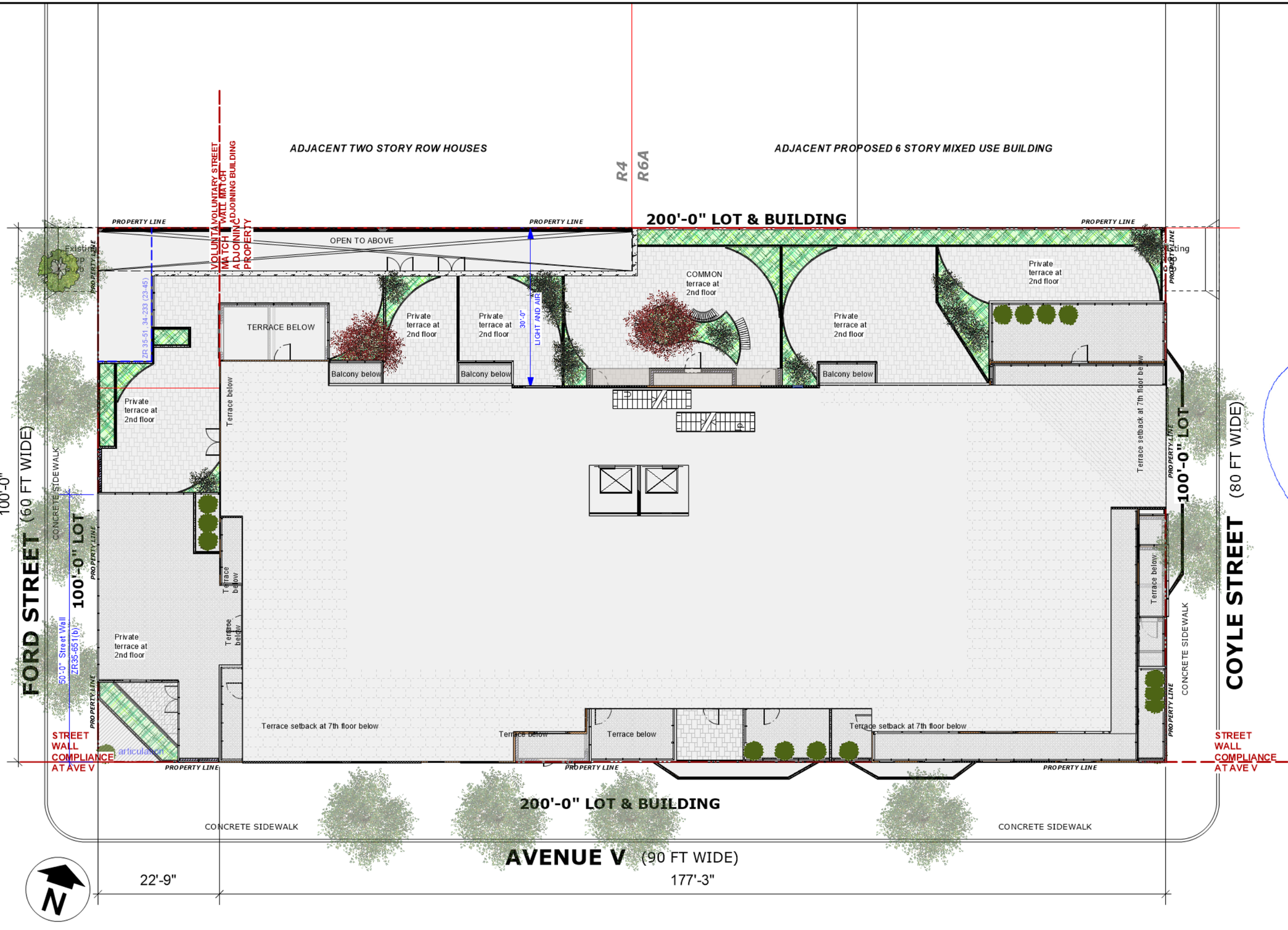

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PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. : ----	REV DATE: 8/29/2023 2:13:59 PM
DRAWN BY: JOR	Checked By: RJP

SHEET TITLE:

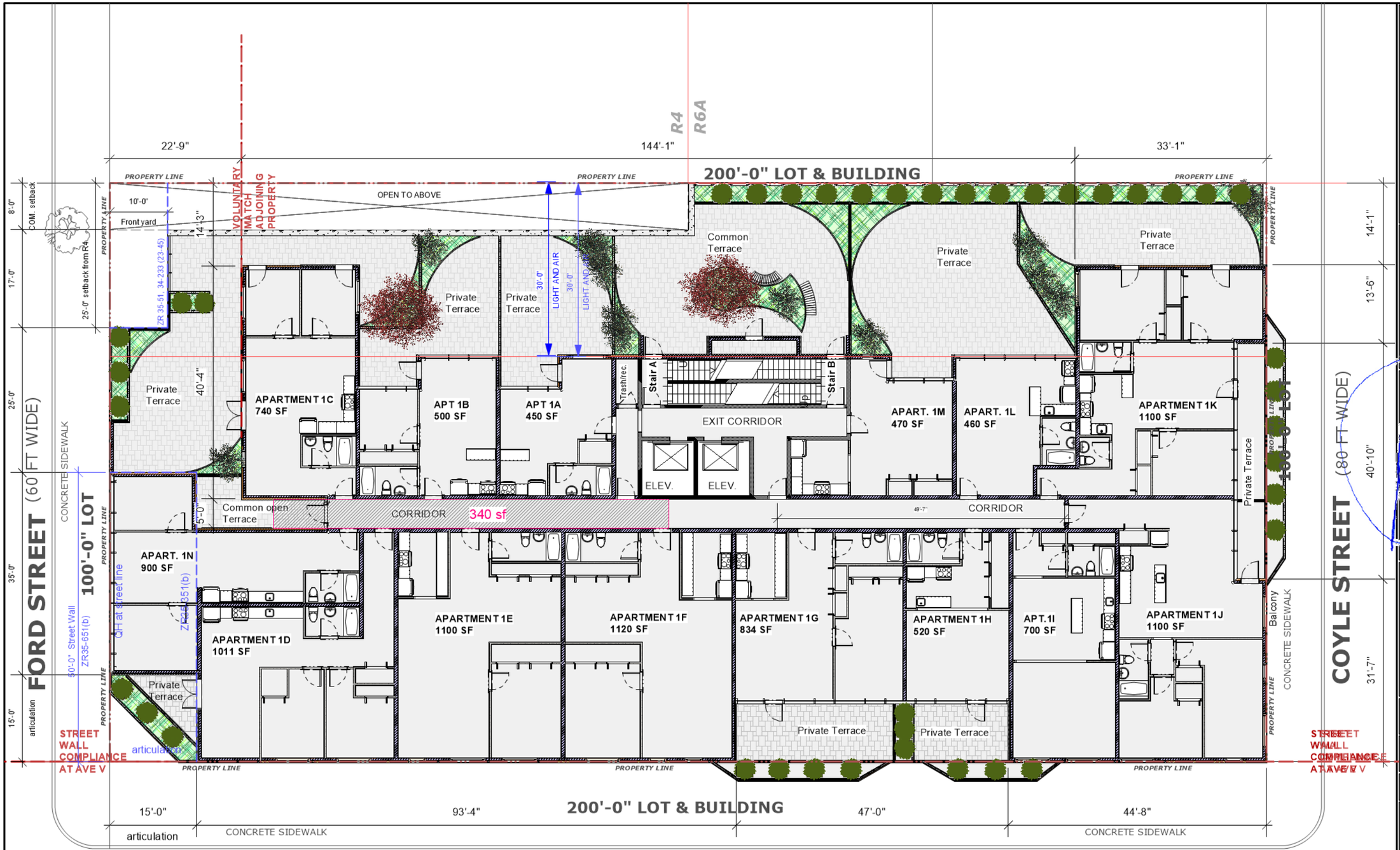
Site Plan Proposed

A011.01 of 30

Revision

Issue

DOB Job Sticker



TOTAL 14 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,350sf - 340sf (50% corridor deduct. light and air) = 13,010sf
Total area: 30,680sf

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Map Change for 3033 Avenue V

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Brooklyn, NY 11235

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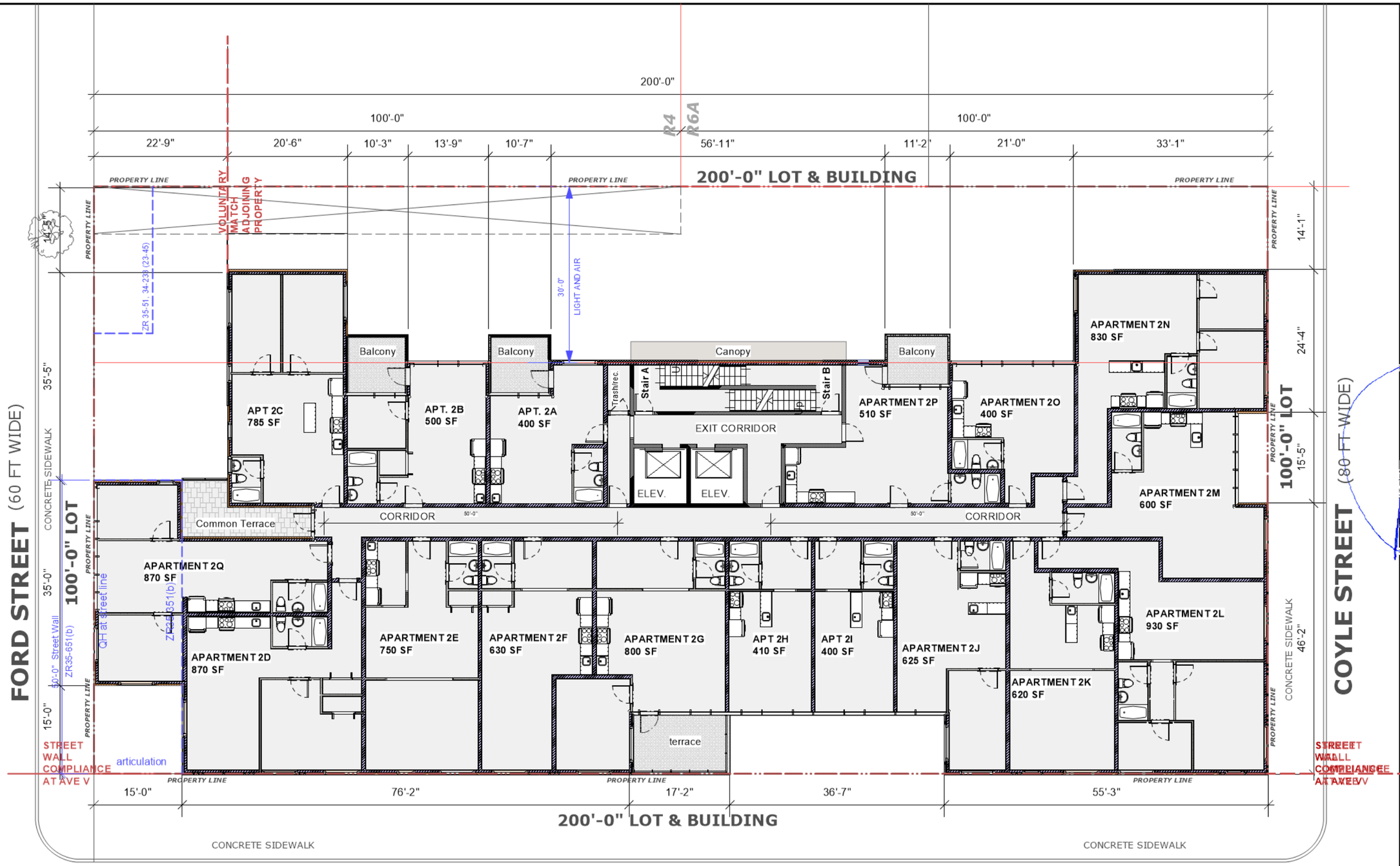
JOR	RJP

SHEET TITLE:
2nd Floor Plan Proposed

A012.00 of 30	Revision / Issue

DOB Job Sticker



TOTAL 17 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,400sf
Total area: 44,080sf

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Map Change for 3033 Avenue V

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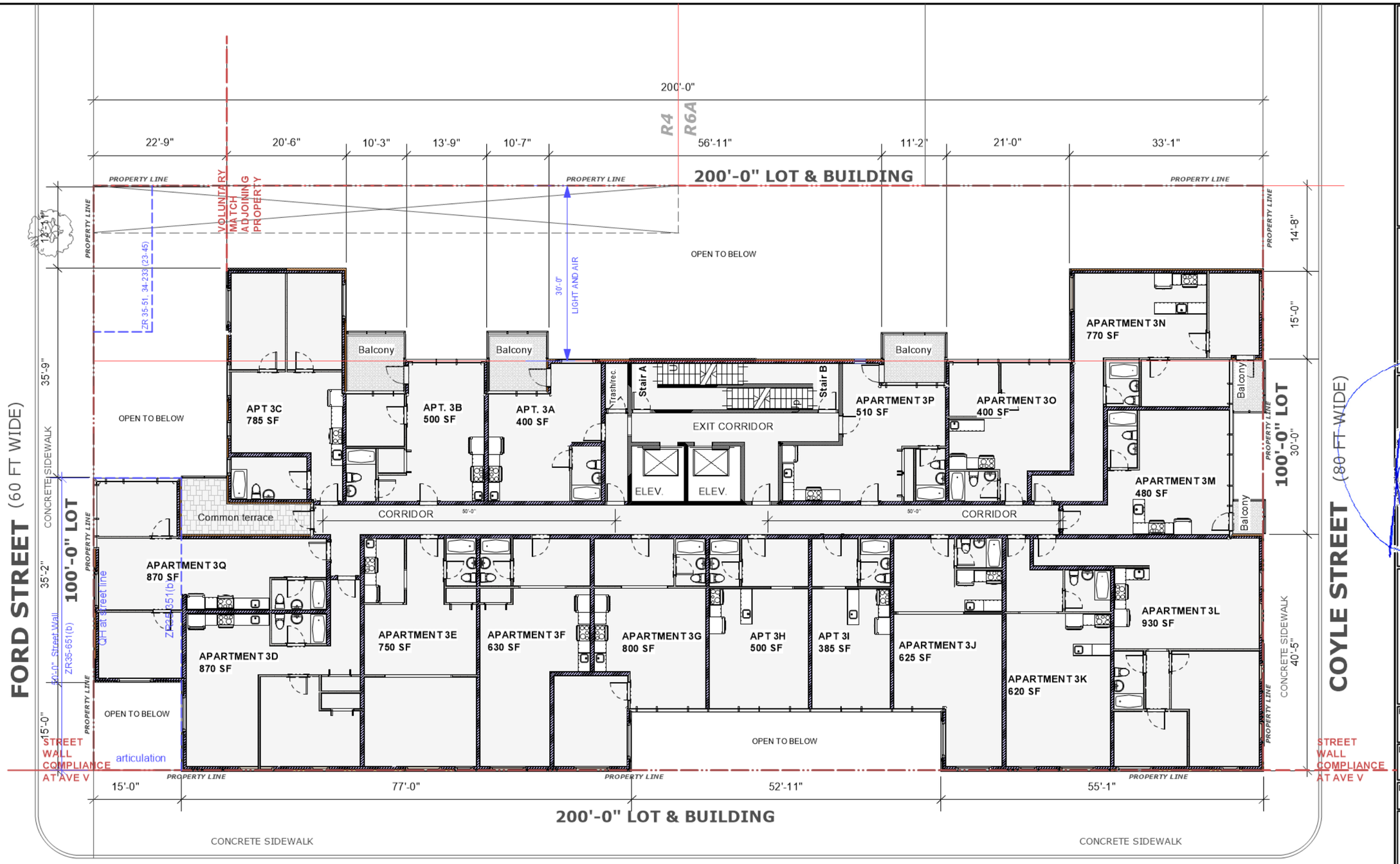
SHEET TITLE:
3rd Floor Plans Proposed

A013.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 17 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,340sf
Total area: 57,420sf

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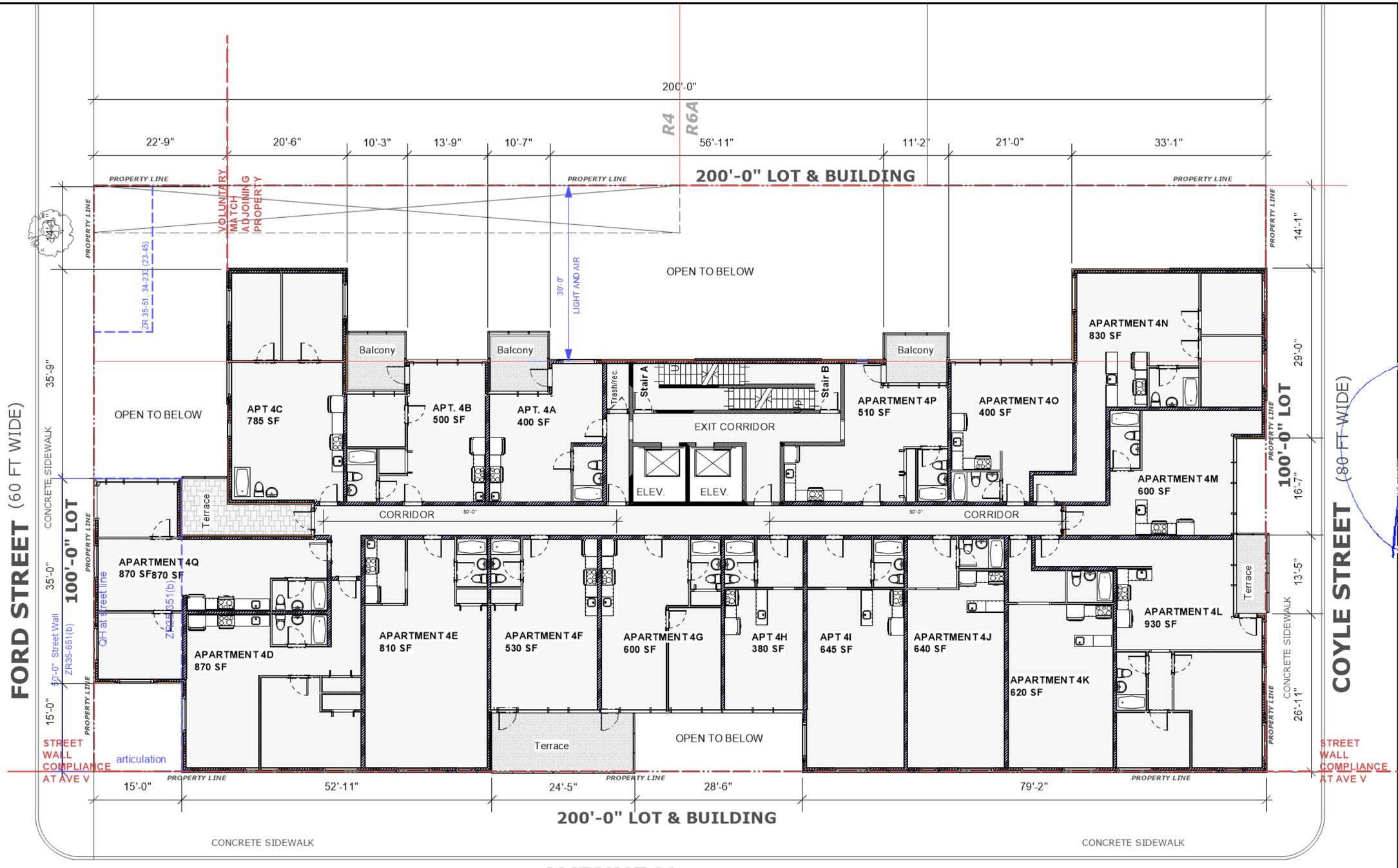
SHEET TITLE:
4th Floor Plans Proposed

A014.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 17 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,340sf
Total area: 70,760sf

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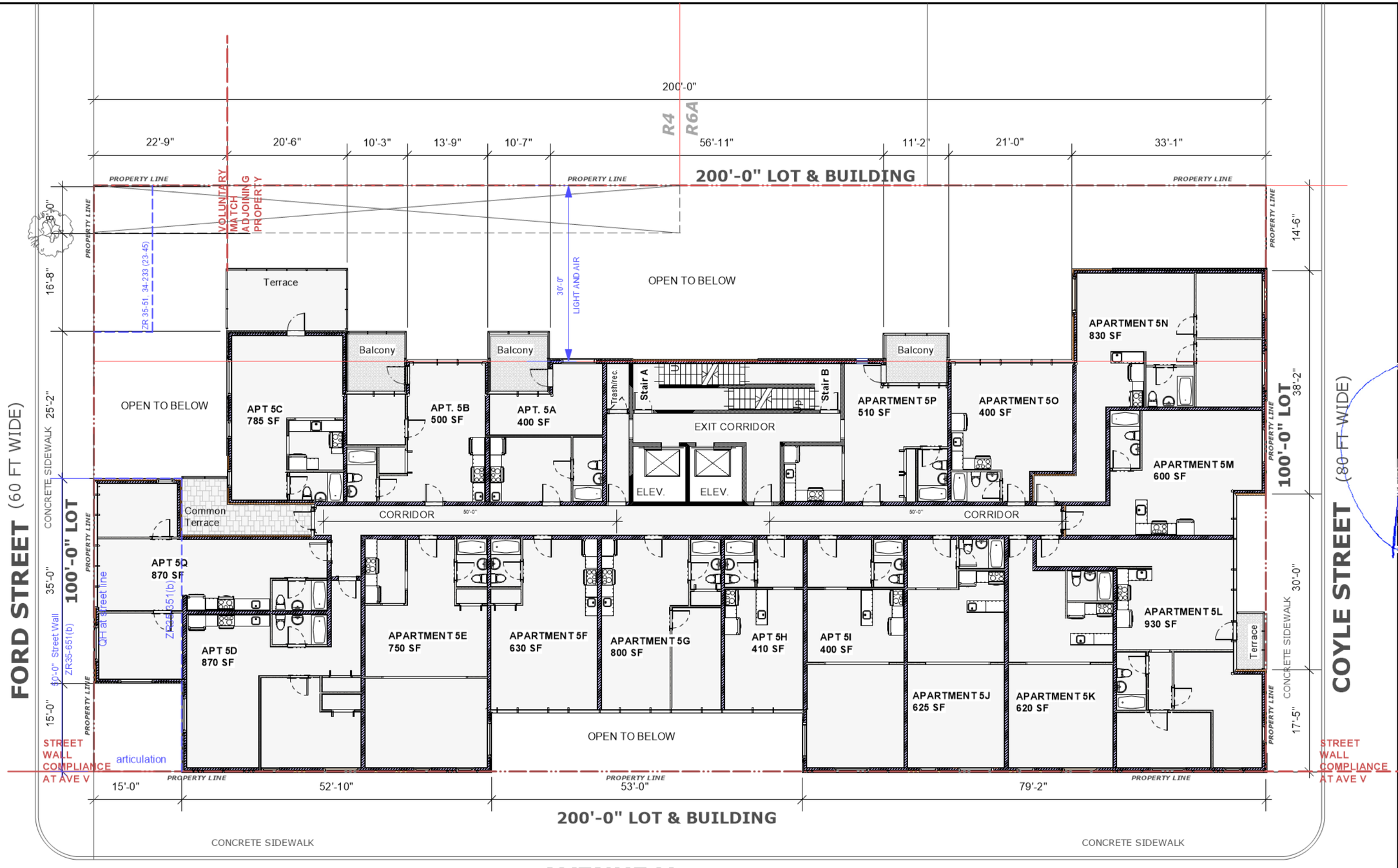
SHEET TITLE:
5th Floor Plan Proposed

A015.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 17 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 13,130sf
Total area: 83,890sf

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Map Change for 3033 Avenue V

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PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
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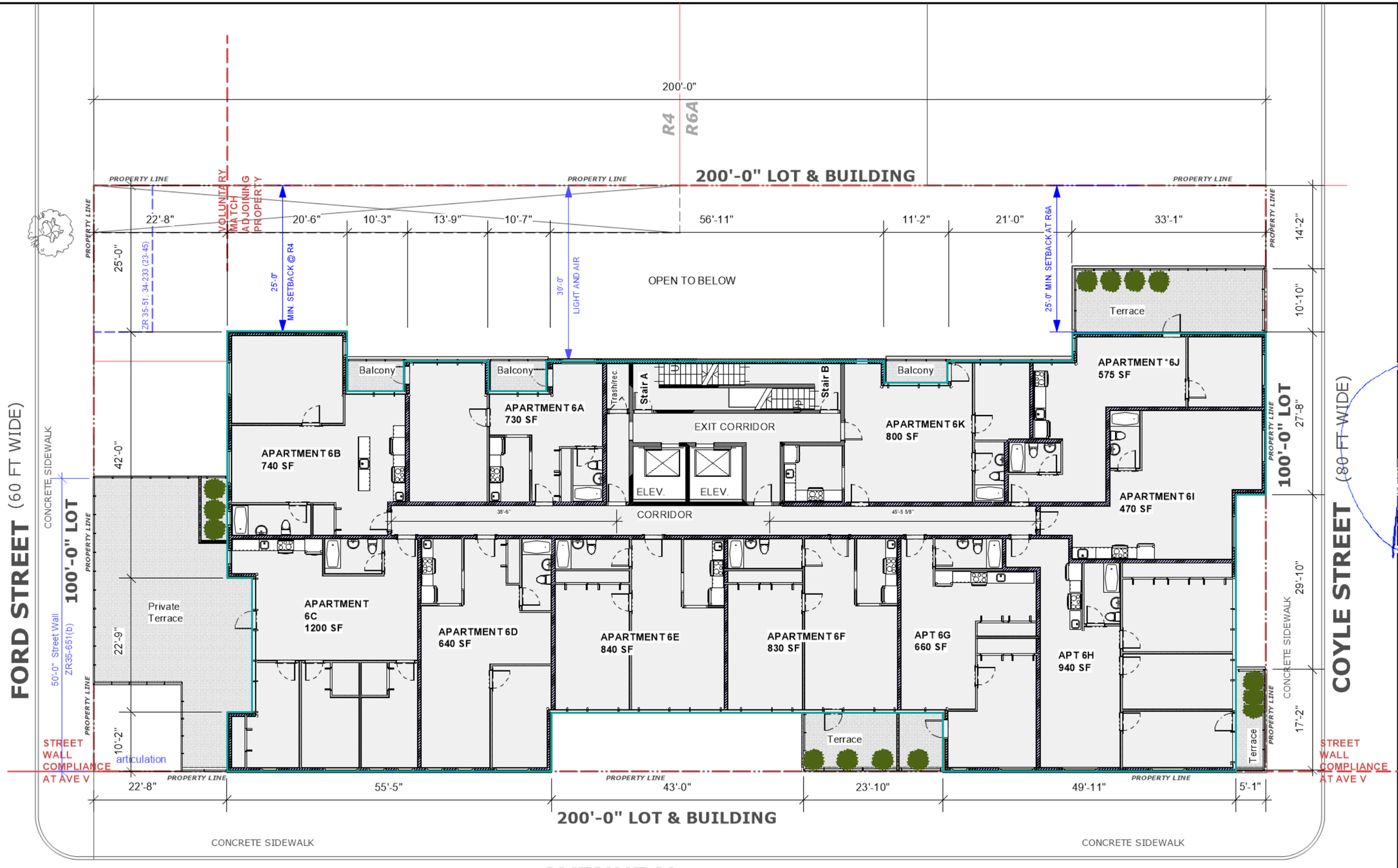
SHEET TITLE:
6th Floor Plan Proposed

A016.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 11 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 11,535*sf
Total area: 95,425sf

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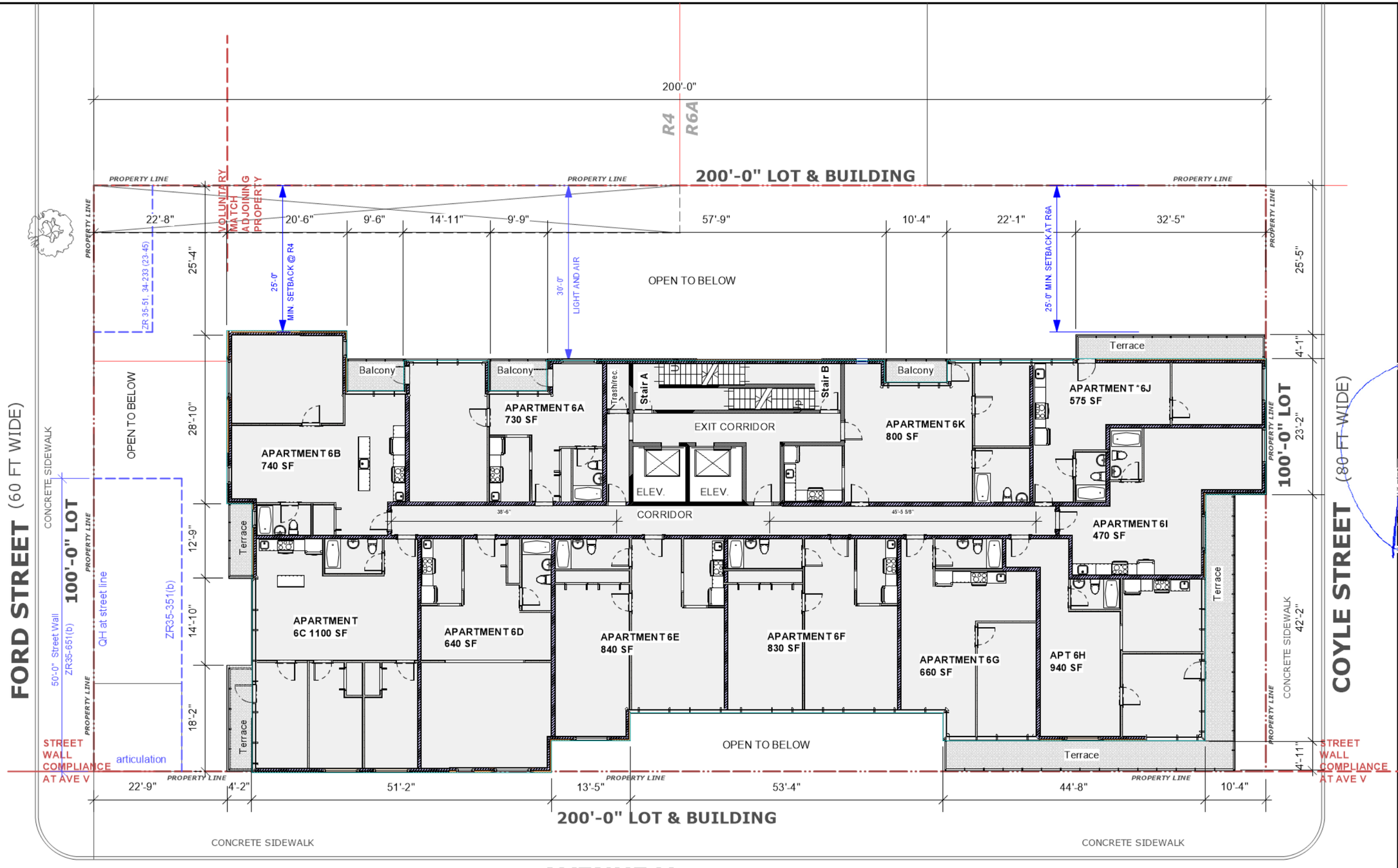
SHEET TITLE:
7th Floor Plan Proposed

A017.00 of 30	Revision Issue

DOB Job Sticker



TOTAL 11 RESIDENTIAL CLASS "A" APARTMENTS FULLY SPRINKLERED

Residential Area: 10,900sf
Total area: 106,325sf.

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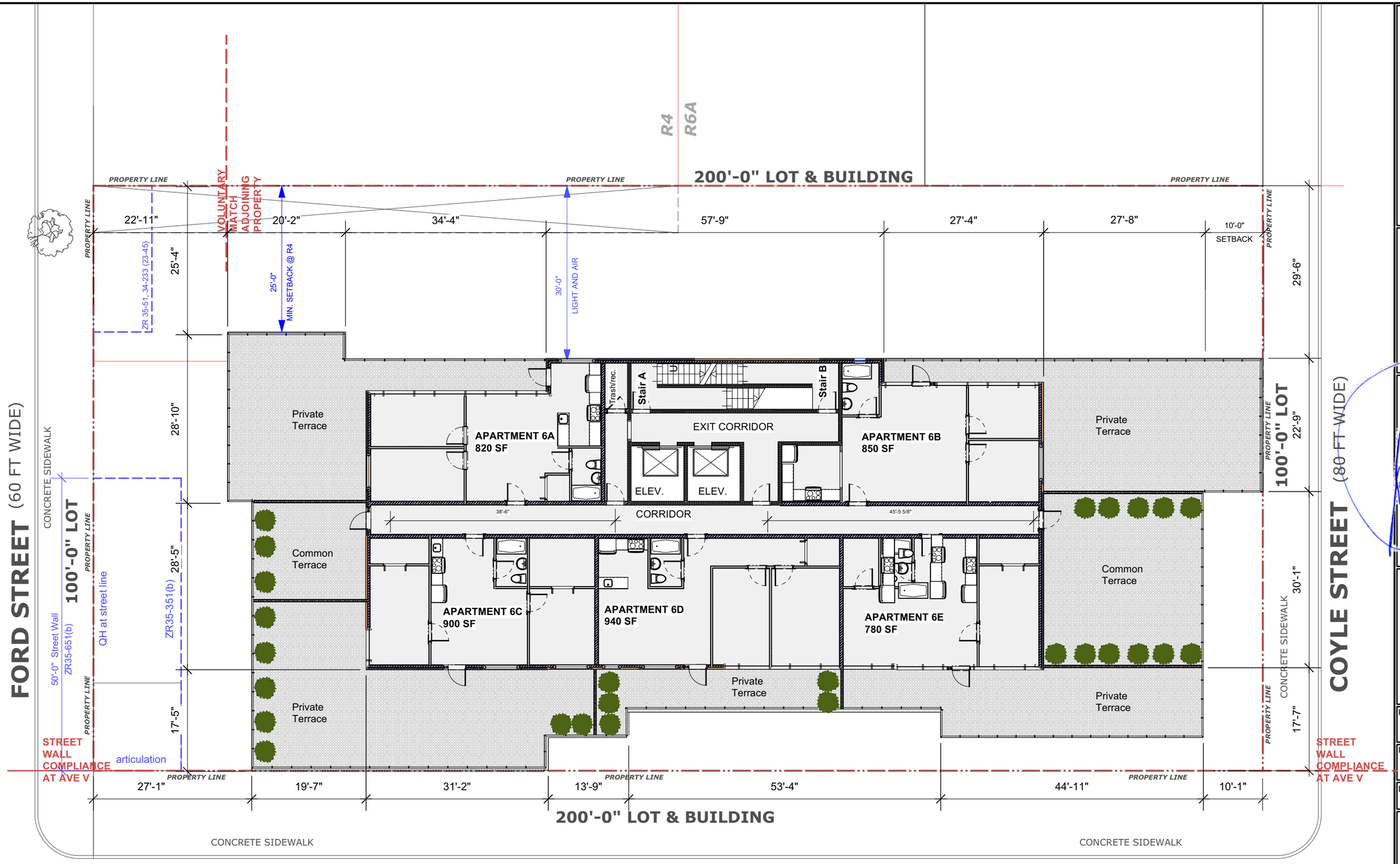
SHEET TITLE:
8th Floor Plan - Proposed

A018.00 of 30

Revision
Issue

DOB Job Sticker



TOTAL 5 RESIDENTIAL CLASS "A" APARTMENTS
FULLY SPRINKLERED

Residential Area: 5,675sf
Total area: 112,000sf. < 112,000SF MAX

Total 109 apartments

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Map Change for 3033 Avenue V

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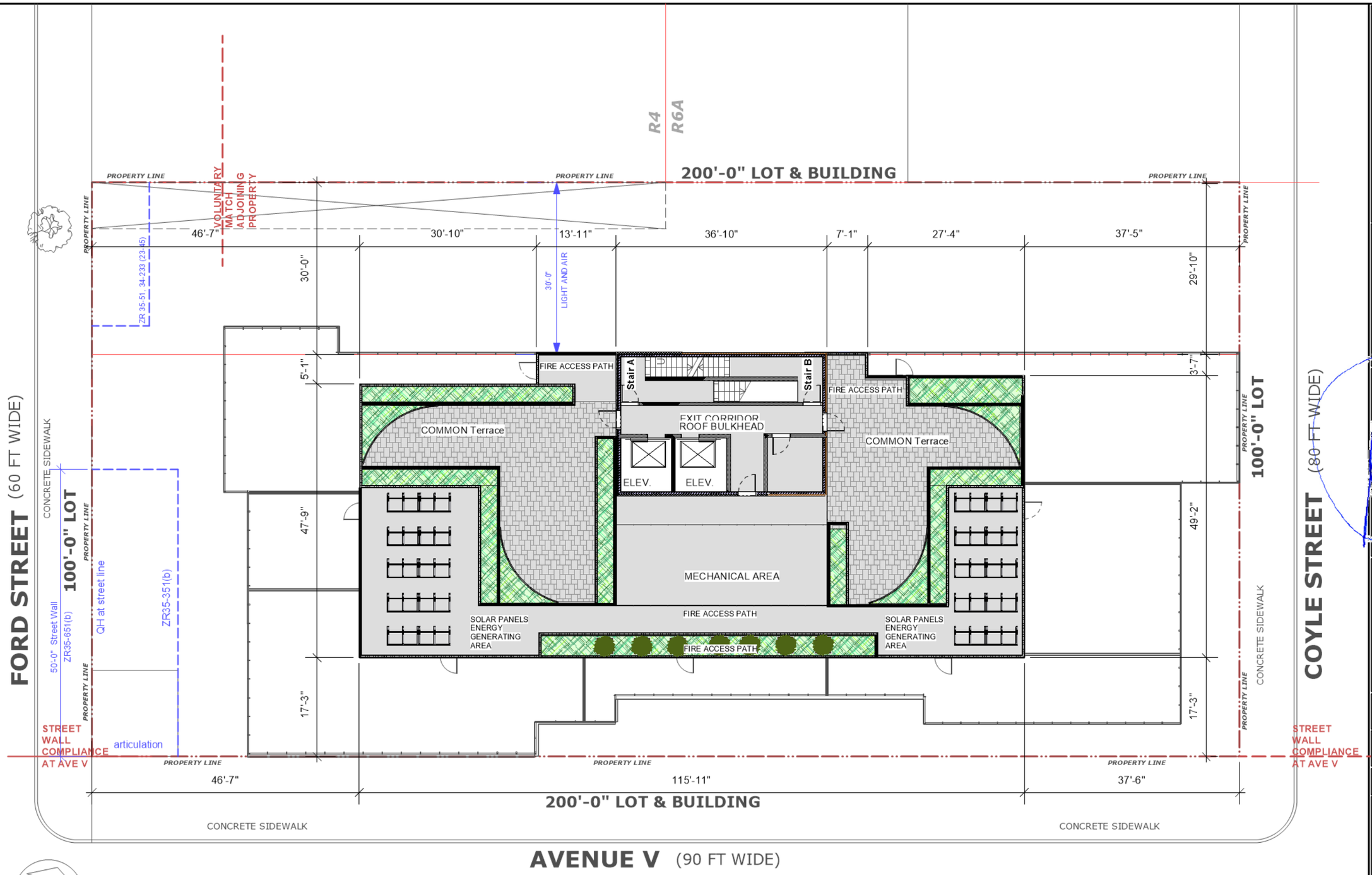
JOR	RJP

SHEET TITLE:

9th Floor Plan - Proposed

A019.00 of 30	Revision / Issue

DOB Job Sticker



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DRAWN BY: JOR	Checked BY: RJP

SHEET TITLE:

Bulkhead Proposed

A020.00 of 30

Revision
Issue

DOB Job Sticker



1 Proposed Building Elevation at Avenue V
Scale: 1:200

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SHEET TITLE:
Ave V Elevation

A021.00 of 30

Revision
Issue

DOB Job Sticker



1 Proposed Buidlding Elevation at Rear
Scale: 1:200

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SHEET TITLE:

Rear Elevation

A022.00 — of — 30

Revision
Issue

DOB Job Sticker



1 Proposed Building Section at Coyle St.
Scale: 1:150

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Registered Architect Seal
Robert James Palermo
NY State License
No. 013124

Map Change for 3033 Avenue V

3033 Avenue V
Brooklyn, NY 11235

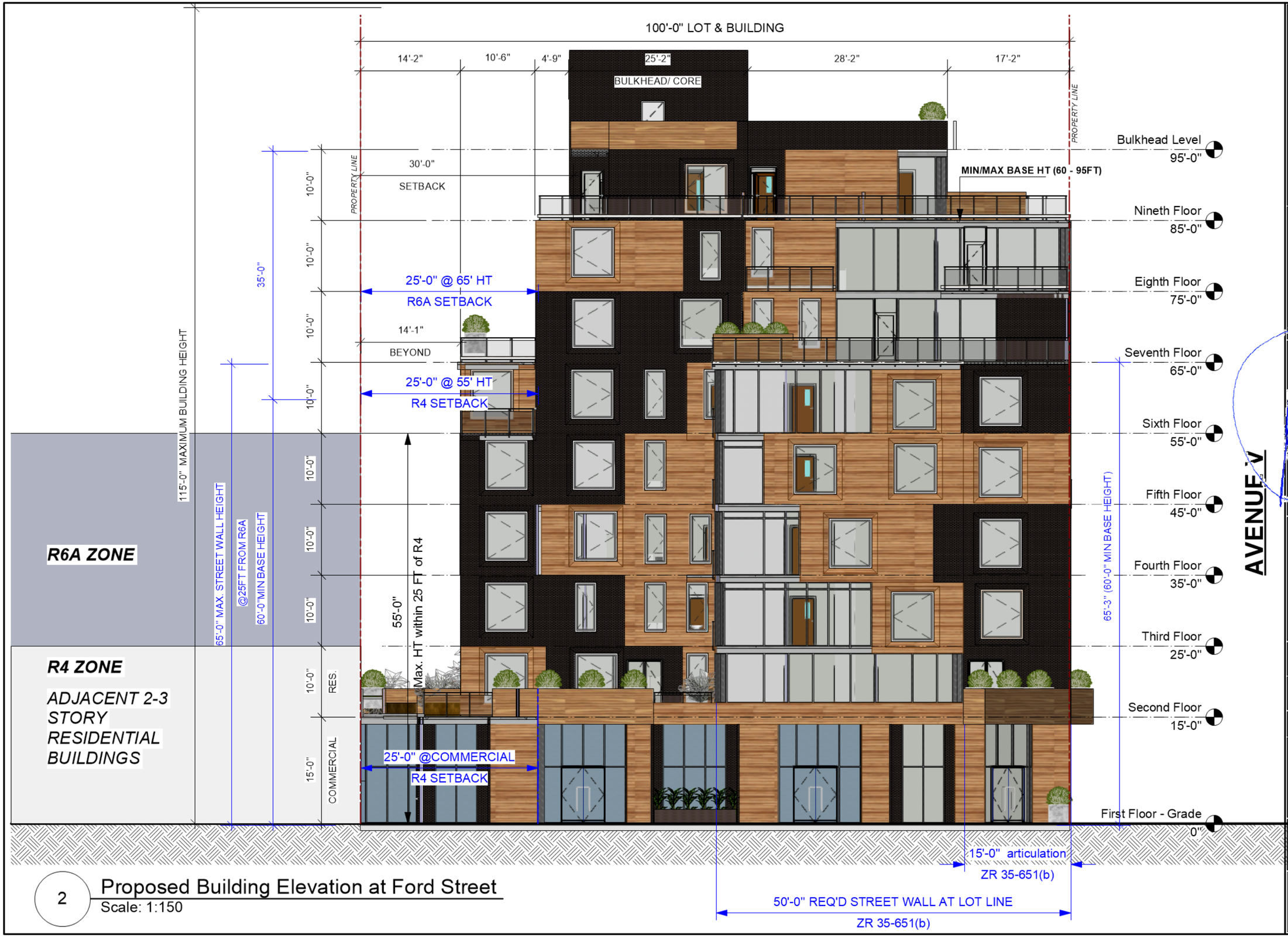
PROJECT NO.:	PROJECT DATE:
2021-13	11/01/2021
DOB Num. : ----	REV DATE: 9/21/17 12:50:44 PM
DRAWN BY: JOR	Checked By: RJP

SHEET TITLE:
Coyle St Elevation

A023.00 of 30

Revision
Issue

DOB Job Sticker



2 Proposed Building Elevation at Ford Street
Scale: 1:150

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Ford St Elevation

A024.00 of 30

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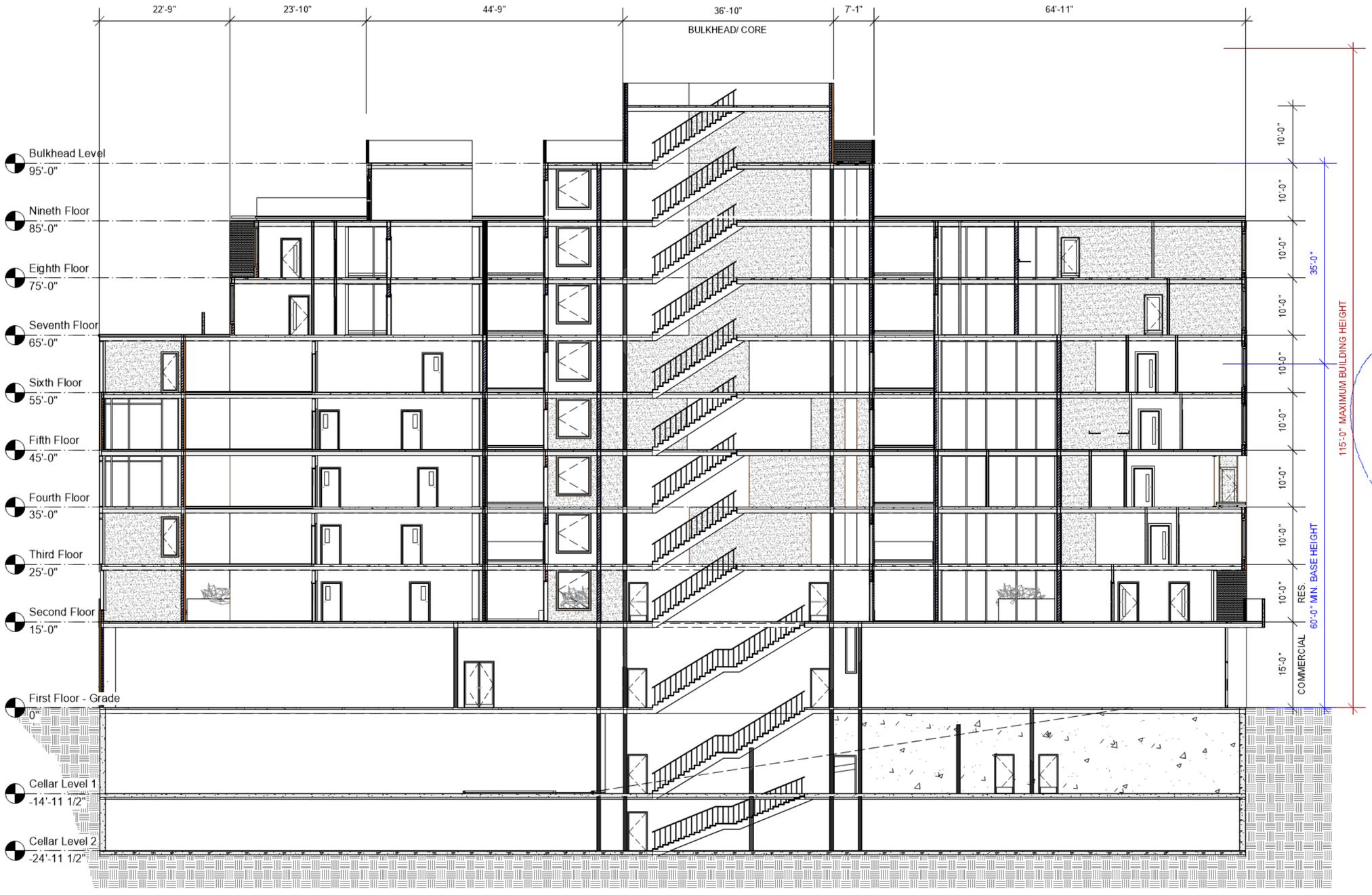

1 Proposed Longitudinal Section Parallel to Avenue V
Scale: 1:215

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SHEET TITLE:
Proposed Longitudinal Section

A025.00 of 30

Revision
Issue

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